



**TOWN OF LAKE PARK  
LOCAL PLANNING AGENCY  
MEETING MINUTES  
APRIL 6, 2015**

**CALL TO ORDER**

The Local Planning Agency Meeting was called to order by Chair Judith Thomas at 7:02 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Judith Thomas, Chair	Present
Erich Von Unruh, Vice-Chair	Absent
Michele Dubois	Present
Martin Schneider	Present
Ludie Francois	Excused

Also in attendance were Thomas Baird, Town Attorney; Nadia DiTommaso, Community Development Director; Scott Schultz, Town Planner, and Kimberly Rowley, Recording Secretary.

Chair Thomas requested a motion for approval of the Agenda as submitted. Board Member Dubois made the motion, and it was seconded by Board Member Schneider. The vote was as follows:

	<b>Aye</b>	<b>Nay</b>
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	

**The Motion carried 3-0 and the Agenda was approved as submitted.**

**APPROVAL OF MINUTES**

Chair Thomas requested a motion for the approval of the January 7, 2013, Local Planning Agency Minutes as submitted. Board Member Schneider made a motion for approval, and it was seconded by Board Member Dubois. The vote was as follows:

	<b>Aye</b>	<b>Nay</b>
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	

**The Motion carried 3-0, and the Minutes of the January 7, 2013, Local Planning Agency Meeting were approved as submitted.**

## **PUBLIC COMMENTS**

Chair Thomas reviewed the Public Comments procedure.

## **ORDER OF BUSINESS**

Chair Thomas outlined the Order of Business.

## **NEW BUSINESS**

### **TOWN OF LAKE PARK 20-YEAR WATER SUPPLY FACILITIES WORK PLAN UPDATE- AMENDMENTS TO THE COMPREHENSIVE PLAN.**

## **STAFF PRESENTATION**

Nadia DiTommaso, Community Development Director, addressed the LPA and stated that this is a housekeeping matter, as the 20-Year Water Supply Facilities Work Plan is required to be updated per Florida Statutes. Ms. DiTommaso stated the Lower East Coast Water Supply Plan Update (LEC) was approved by the South Florida Water Management District (SFWMD) on October 10, 2013, requiring amendments to all local municipal comprehensive plans. The Town engaged the Bell David Planning Group, who previously worked on the Town's Evaluation and Appraisal Report and associated maps for the Comprehensive Plan, to work through the required changes. These changes required coordination with the SFWMD and Seacoast Utilities, as the designated regional supplier of potable water, in order to identify and plan for the water supply sources and facilities needed to serve existing and new development within the Town. The related policies in the Comprehensive Plan were also updated, and in order to ensure consistency with adopted regional and county planning efforts, the Work Plan will have the same planning time schedule as the Palm Beach County and SFWMD 20-Year Water Plan Updates. Ms. DiTommaso further explained that coordination through the Intergovernmental Plan Amendment Review Committee (IPARC) was also done in the form of a notice, and Comprehensive Plan Text Amendments are being proposed to the Infrastructure, Conservation, Intergovernmental Coordination and Capital Improvement Elements. Ms. DiTommaso stated that some of the proposed changes include:

- Population projections
- Identification of existing conditions
- Identification of alternative water supply projects
- Current and project water supply demand
- Updating the planning period

Ms. DiTommaso explained that the Comprehensive Plan Amendment process requires this meeting before the Local Planning Agency, as well as a meeting before the Town Commission, which will be followed by a transmittal to the Florida Department of Economic Opportunity (DEO) for review and commentary. Once satisfied by DEO, an adoption hearing before the Town Commission will be held. Ms. DiTommaso stated that the complete 20-Year Water Supply Facilities Work Plan Update, which was prepared by the Bell David Planning Group, was distributed within the agenda packet and mentioned that Alex David, who worked on these modifications, is in attendance and prepared to answer any questions from the Board.

## **APPLICANT PRESENTATION**

Mr. David of the Bell David Planning Group addressed the Board and stated that as a part of their process they worked very closely with Seacoast Utilities in order to gather information, specifically regarding per capita usage and any capital improvements to their facilities. Mr. David stated new Climate Change Policies were added, which are very important because of where we are located, and they looked at sea level rise and climate change. Mr. David outlined the process and stated that on May 6<sup>th</sup> the Plan will go for 1<sup>st</sup> Reading before the Town Commission, and if approved, the Plan will be disseminated to the SFWMD and DEO, as well as a number of other state and local agencies for their comments. Upon receipt of comments, if any, the Plan will go for 2<sup>nd</sup> Reading and Final Approval by the Town Commission, and then Comprehensive Plan will be amended.

## **PUBLIC COMMENTS**

There were no public comments.

## **BOARD DISCUSSION**

Chair Thomas asked for comments from the Board.

Board Member Dubois did not have any comments.

Board Member Schneider pointed out typos on Page 5 and Page 23 in Policy X.1, as well as other typos on Page 12, Table 2. Mr. David noted the typos and stated that the corrections would be made prior to the Plan going before the Town Commission.

Board Member Schneider referenced *Water Treatment Capacity* on Page 15 and questioned why the SUA is replacing two lime softening treatment facilities with a single membrane water treatment plant. Mr. David responded he is not sure why they are being replaced but that he will follow-up with Mr. Bishop of SUA and know the reason for the Town Commission Meeting. Board Member Schneider inquired about the Town's Conservation efforts. He asked how they differ from the County or SUA, does the Town require rain sensors for all new residential, and are there any regulations in place for businesses, such as low flow fixtures?

Ms. DiTommaso responded the Town adopted the Florida Friendly Landscape Ordinance and follows the irrigation hours of the County, and the Town piggy-backs with Palm Beach County and Seacoast Utility Authority.

Board Member Thomas asked if the Town will be utilizing reclaimed water in the future. Ms. DiTommaso stated that reclaimed water is currently required for specific uses, such as car washes, but currently there is nothing in the pipeline to address additional uses.

Chair Thomas asked about the timetable for updating the Plan. Ms. DiTommaso responded indicating that even though the Town is past its update schedule, after the LEC update came into effect, the Town was waiting on the various agency information in order to complete the Town's updates and this just became available in the past few months. Chair Thomas questioned if population projections are on track for the Town. Ms. DiTommaso stated that the population estimates were extrapolated from the Bureau of Economic and Business Research (BEBR) for this update and from the 2010 U.S. Census. Chair Thomas asked if the Town will be incurring any major capital improvements as a result of this Plan. Mr. David responded there will be no capital improvements to the Town in association with this Plan.

Board Member Schneider asked if there would be a capacity increase. Mr. David referenced Table 8 on Page 15 and stated that although population is on-track to increase, per capita usage is actually decreasing due to water conservation and restrictions, low flow fixtures and fixing leaking pipes.

## **PLANNING & ZONING BOARD RECOMMENDATION**

There being no further discussion, Chair Thomas requested a motion for the approval of Staff's recommendation. Board Member Schneider made a motion to recommend approval of the Town of Lake Park 20-Year Water Supply Facilities Work Plan Update with Amendments to the Comprehensive Plan, with the correction of the noted typos. The motion was seconded by Board Member Dubois, and the vote was as follows:

	<b>Aye</b>	<b>Nay</b>
Judith Thomas	X	
Michele Dubois	X	
Ludie Francois	X	

The Motion carried 3-0 and was approved.

## **COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

Ms. DiTommaso introduced Scott Schultz, the new Town Planner, and stated that Mr. Schultz will be making presentations very soon at upcoming Planning & Zoning Board Meetings. The Board welcomed Mr. Schultz.

## ADJOURNMENT

There being no further business before the Board, the Meeting was adjourned by Chair Thomas at 7:22 p.m.

Respectfully Submitted,



Kimberly B. Rowley  
Planning & Zoning Board Recording Secretary

## **PLANNING & ZONING BOARD APPROVAL:**



Judith Thomas, Chair  
Town of Lake Park Planning & Zoning Board

DATE: 5/4/2015